



Saizen Real Estate Investment Trust

(A real estate investment trust constituted on 27 September 2007 under the laws of the Republic of Singapore (as amended))

PRESS RELEASE

SAIZEN REIT ESTABLISHES DISTRIBUTION REINVESTMENT PLAN

- Unitholders may elect to receive distributions in the form of fully-paid units or cash, or a combination of both
- Progressive, proactive capital management tool to manage the regular principal repayment obligations of long-term loans, and in turn increase the flexibility to fund further growth
- Distribution Reinvestment Plan will enlarge Saizen REIT's capital base, strengthen its working capital reserves and improve the liquidity of the units

Singapore, 22 July 2015 – The Board of Directors of Japan Residential Assets Manager Limited, as manager of Saizen Real Estate Investment Trust (“**Saizen REIT**”, and as manager of Saizen REIT, the “**Manager**”), is pleased to announce the establishment of the Saizen REIT Distribution Reinvestment Plan (the “**DRP**”). Under the DRP, unitholders of Saizen REIT (the “**Unitholders**”) may elect to receive qualifying distributions declared on their units (after deduction of any applicable income tax) either in the form of fully-paid units or cash, or a combination of both.

The DRP will provide Unitholders with the option to reinvest their cash distribution entitlement to acquire additional Saizen REIT units without having to incur transaction or other related costs.

Saizen REIT will benefit from Unitholders' participation in the DRP as the cash which would otherwise be paid out as distributions may be retained to offset the effects of loan principal amortisation payments, and to fund its continuing growth and expansion. The issue of units in lieu of cash under the DRP will also enlarge Saizen REIT's capital base, strengthen its working capital reserves and improve the liquidity of units.

Commenting on the implementation of the DRP, Mr Raymond Wong, Executive Director of the Manager, said, *“Further to our announcement on 12 May 2015, we are delighted to establish our Distribution Reinvestment Plan which offers Unitholders the opportunity to increase their unitholdings in Saizen REIT and participate in our long-term growth. The Distribution Reinvestment Plan is part of our progressive and proactive approach to capital management, which will pave the way for Saizen REIT to continue delivering stable returns to our Unitholders.”*

Further information on the application of the DRP to future distributions (if any) will be provided when appropriate.

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About Saizen REIT

Saizen REIT was listed on the Main Board of the Singapore Exchange Securities Trading Limited on 9 November 2007. It is a Singapore-based real estate investment trust established with the principle objective of investing in a diversified portfolio of income-producing real estate located in Japan, which is used primarily for residential and residential-related purposes, and real estate-related assets in connection with the foregoing. Through investing in assets with attractive cash flow growth and capital gains prospects, Saizen REIT aims to deliver regular and stable distributions to Unitholders and achieve long-term growth in distributions and net asset value per unit.

Important Notice

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Prospective investors and Unitholders of Saizen REIT are cautioned not to place undue reliance on these forward looking statements, which are based on the current view of the Manager on future events.

Prospective investors and Unitholders of Saizen REIT should note that they have no right to request the Manager to redeem their units while the units are listed. It is intended that Unitholders may only deal in their units through trading on the Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing the units on the SGX-ST does not guarantee a liquid market for the units.

The value of units in Saizen REIT and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of Saizen REIT is not necessarily indicative of the future performance of Saizen REIT.

This publication is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for the units.